



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:08 – 3:09)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to amend a current lease application to be submitted to the Bureau of Land Management (BLM) for a Fire Training Center on the southwest corner of Deer Springs Way and Alpine Ridge Way to include an additional 30 acres - County (near Ward 6 - Mack)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The city currently has a lease application ready to submit to the BLM for 40 acres of land located on the southwest corner of Deer Springs Way and Alpine Ridge Way for a Fire Training Center. Staff would like to amend that application to include an additional 30 acres bringing the total to 70 acres of land.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

MR. ROARK indicated that staff is requesting authorization to amend the current application for a fire training center north of the beltway in order to add another 10 to 13 acres. Staff recommends approval.

No one appeared in opposition.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 1 – Discussion and possible action authorizing staff to amend a current lease application to be submitted to the Bureau of Land Management (BLM) for a Fire Training Center on the southwest corner of Deer Springs Way and Alpine Ridge Way to include an additional 30 acres

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:09 – 3:10)

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AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to apply for a land lease for a public park located on a portion of Parcel Number 126-13-701-001 in the vicinity of Hualapai Way and Farm Road with the Bureau of Land Management (BLM) (\$100 - Public Works/Real Estate/Rental of Land) - County (near Ward 6 - Mack)

Fiscal Impact☐**No Impact****Amount: \$100**☒**Budget Funds Available****Dept./Division: Public Works/Real Estate**☐**Augmentation Required****Funding Source: PW/Real Estate/Rental of Land****PURPOSE/BACKGROUND:**

In order to secure land for future park sites in the rapidly growing northwest sector of the valley, City Staff desires to make application for 15 acres of land located in the vicinity of Hualapai Way and Farm Road.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

BLM Application

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

After requesting that Items 2 and 3 be taken together, as they are related, MR. ROARK stated that both matters relate to the City's request for park land in the area north of the beltway, consisting of about 2,500 acres of both publicly and privately held land that will open up for development in 2003. Staff is merely preparing in advance. Staff recommends approval.

No one appeared in opposition.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 2 – Discussion and possible action authorizing staff to apply for a land lease for a public park located on a portion of Parcel Number 126-13-701-001 in the vicinity of Hualapai Way and Farm Road with the Bureau of Land Management (BLM) (\$100 – Public Works/Real Estate/Rental of Land)

MINUTES – Continued:

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:10 – 3:11)

1-35

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to apply for a land lease for a public park located on a portion of Parcel Number 126-24-201-002 in the vicinity of Deer Springs Way and Shaumber Road with the Bureau of Land Management (BLM) (\$100 - Public Works/Real Estate/Rental of Land) - County (near Ward 6 - Mack)

Fiscal Impact

☐

No Impact

Amount: \$100

☒

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source: PW/Real Estate/Rental of Land

PURPOSE/BACKGROUND:

In order to secure land for future park sites in the rapidly growing northwest sector of the valley, City Staff desires to make application for 15 acres of land located in the vicinity of Deer Springs Way and Shaumber Road

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

BLM Application

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

See related Item 2 for all discussion on this matter.

COUNCILMAN MACK declared the Public Hearing closed.

(3:10 – 3:11)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a fire hydrant to be located on Sandhill Road to serve the Bonanza Sandhill Ballfields - Ward 3 (Reese)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City is in the process of going out to bid for the construction of Bonanza Sandhill Ballfields. In order to have a fire hydrant to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines to the hydrant.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

MR. ROARK requested that Items 4, 5, and 6 be considered at the same time, as they are related. He then indicated that involve the easements for the Bonanza/Sandhill Park that bid recently. Staff recommends approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:11 – 3:13)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for a fire hydrant to be located on Bonanza Road to serve the Bonanza Sandhill Ballfields - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the construction of Bonanza Sandhill Ballfields. In order to have a fire hydrant to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines to the hydrant.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

See related Item 4 for all discussion on this matter.

COUNCILMAN MACK declared the Public Hearing closed.

(3:11 – 3:13)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for water lines and appurtenance(s) to serve the Bonanza Sandhill Ballfields - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is in the process of going out to bid for the construction of Bonanza Sandhill Ballfields. In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines and appurtenance(s).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

See related Item 4 for all discussion on this matter.

COUNCILMAN MACK declared the Public Hearing closed.

(3:11 – 3:13)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to sell the home located at 8690 Azure to the highest qualified buyer - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In 2000, staff acquired five homes in this area in anticipation of the Durango "S" Curve road alignment. In preparation for the upcoming road construction, staff will be selling the homes acquired and retain the land for road alignment usage. The highest qualified buyer will be required to hold title to vacant land on which to place the home and must have funds to purchase, dismantle, and move the home using licensed contractors. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

RECOMMENDATION:

Staff recommends approval of the sale of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title (except the Deed for the Mayor's signature.)

BACKUP DOCUMENTATION:

Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

MR. ROARK commented that he is requesting authorization to sell one of the homes that was purchased for the proposed Durango "S" Curve in order to recoup some of the money that was invested in the roadway construction. Hopefully this home can be sold for relocation. The other houses will be scheduled for demolition because of the roadway coming through. This home will be sold at open auction or under the bidding process. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 7 – Discussion and possible action authorizing staff to sell the home located at 8690 Azure to the highest qualified buyer

MINUTES – Continued:

AL GALLEGO, Las Vegas citizen, expressed concern about the Real Estate agenda items not including the parcel numbers. He had a friend that wanted to look at this home but could not find it. He requested that parcel numbers be included in the future. MR. ROARK suggested that anyone interested call his office for the parcel number.

COUNCILMAN MACK noted that the whole process for the Durango “S” Curve is coming along. He is very proud of staff for their work. The residents have been treated very fairly.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:16)

1-141

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property between The Arts Factory, LLC, and the City of Las Vegas for the sale of City owned parcel number 139-34-410-046 located at 123 East Charleston Boulevard - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Arts Factory, who has been leasing this remnant parcel from the City, is interested in purchasing the parcel. This excess remnant acreage is not usable for future City purposes. The sale of this parcel to The Arts Factory would be in line with the revitalization of the downtown arts community and would alleviate a vacant parcel of land. By selling the parcel to The Arts Factory, they will become the responsible party for the property maintenance and the City will no longer have any liability issues.

RECOMMENDATION:

Staff recommends approval of the sale of this property, and authorize staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

Agreement for the Purchase and Sale of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

MR. ROARK recommended the sale of the subject piece of property, for which the City has no use. The sale will release the City from any liability and maintenance responsibilities. Staff recommends approval of the sale agreement.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 8 - Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property between The Arts Factory, LLC, and the City of Las Vegas for the sale of City owned parcel number 139-34-410-046 located at 123 East Charleston Boulevard

MINUTES – Continued:

TOM McGOWAN, Las Vegas resident, confirmed that the Arts Factory is located at the corner of Charleston and Main. He then questioned the intended use of the buyer for this property. WES ISBUTT, Studio West Photography, answered that he intends to use it for parking and outdoor seating.

COUNCILMAN MACK questioned the size of the property. MR. ISBUTT replied that the .19 acres is an odd shaped piece of property because of the easements. He assured COUNCILMAN MACK that the property will be used to enhance the current studio.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:16 – 3:18)

1-223

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a lease agreement with The Neon Museum, for lease of approximately 587 square feet of office space located at Reed Whipple Cultural Center, 821 Las Vegas Boulevard North - Ward 5 (Weekly)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Neon Museum is in need of office space to maintain their operation of The Neon Museum. There is approximately 587 square feet of usable office space available at Reed Whipple which can be used to accommodate their office.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Lease Agreement
2. Site Map
3. Disclosure

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

MR. ROARK reported that this lease agreement is for small office space at the Reed Whipple Cultural Center for \$1 a month. The Neon Museum will be responsible for all equipment and will provide the City with insurance. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 9 – Discussion and possible action regarding a lease agreement with the Neon Museum for lease of approximately 587 square feet of office space located at Reed Whipple Cultural Center, 821 Las Vegas Boulevard North

MINUTES – Continued:

AL GALLEG0, Las Vegas citizen, pointed out that there is a small house available across the street from the Museum that is bigger and closer. He suggested the City look into it. MR. ROARK clarified that the Museum representative would have to look into that, as the interested party. NANCY DEANER, City of Las Vegas Cultural Division and Neon Museum Board Member, interjected that representatives of the Museum have looked at those properties; however, the selling price is in excess of \$1 million. There is a real estate agent that attends the Neon Museum meetings that is aware of the available surrounding properties.

TOM McGOWAN, Las Vegas resident, asked how many employees will be occupying the office space. MS. DEANER answered that only the museum director will use the space.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:18 – 3:22)

1-306

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Diane and Stanley Kloza for real property consisting of 40 separate parcels depicted on Exhibit "B" on purchase contract located within Shalimar Gardens, in the vicinity of Laurelhurst Drive and Westmoreland Drive, for \$1,600,000 plus closing costs - Affordable Housing Special Revenue Fund (SRF) - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$1,600,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Affordable Housing SRF**PURPOSE/BACKGROUND:**

The 40 parcels are condo units located on Laurelhurst Dr./Westmoreland Dr. The present owner is currently in bankruptcy. Over 90% of the units are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo association of all of the owners in the area to organize, thus most of the other properties are in disrepair as well & subject to many building code violations. The property will need to be developed as affordable housing, otherwise the AH-SRF will need to be reimbursed.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK abstained (on Items 10, 11, and 12) because his brother Steven Mack owns a property adjacent to this property.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 10 - Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Diane and Stanley Kloza for real property consisting of 40 separate parcels depicted on Exhibit "B" on purchase contract located within Shalimar Gardens, in the vicinity of Laurelhurst Drive and Westmoreland Drive, for \$1,600,000 plus closing costs - Affordable Housing Special Revenue Fund (SRF)

MINUTES – Continued:

MR. ROARK requested that Items 10, 11, and 12 be taken together, as they are related. He then stated that the Real Estate office was tasked with obtaining properties near the former WonderWorld property at 1501 Decatur. There are various property owners in this area, which mainly consists of condominiums. Seventy-five percent of the properties are in terrible shape and eighty percent of them are vacant and in a deteriorated state, with vagrants congregating in the area. Forty of the units are owned by one property owner, who is currently undergoing bankruptcy. He has offered to sell the units for \$40,000 a piece, for a total of \$1.6 million. If Council yields their approval, staff will start the process to acquire the remaining properties, about 46 total. Staff recommends approval on Items 10, 11, and 12.

TOM McGOWAN, Las Vegas resident, recommended approval on all three items. He questioned the corporate headquarters of Priority One. MR. ROARK answered that it is a Nevada corporation.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:22 – 3:26)

1-405

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Felice and Tara M. Baldasarro, Co-Trustees of the Baldasarro 2000 Community Property Trust for real property known as Parcel Number 138-25-515-007 located at 1509 Laurelhurst Drive Unit 7 for \$54,000 plus closing costs - Affordable Housing Special Revenue Fund (SRF) - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$54,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Affordable Housing SRF**PURPOSE/BACKGROUND:**

This parcel is a condo unit located on Laurelhurst Dr./Westmoreland Dr. The present owner of 40 parcels is currently in bankruptcy. Over 90% of the units are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. The property will need to be developed as affordable housing, otherwise the AH-SRF will need to be reimbursed.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK abstained (on Items 10, 11, and 12) because his brother Steven Mack owns a property adjacent to this property.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002

Public Works

Item 11 - Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Felice and Tara M. Baldasarro, Co-Trustees of the Baldasarro 2000 Community Property Trust for real property known as Parcel Number 138-25-515-007 located at 1509 Laurelhurst Drive Unit 7 for \$54,000 plus closing costs - Affordable Housing Special Revenue Fund (SRF)

MINUTES – Continued:

See related Item 10 for all discussion on this matter.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:22 – 3:26)

1-405

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE OF: NOVEMBER 4, 2002

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action on a Purchase Contract between Priority One Commercial (on behalf of the City of Las Vegas) and Charles E. and Sharon Sinky for real property known as Parcel Number 138-25-515-005 located at 1509 Laurelhurst Drive Unit 5 for \$52,000 plus closing costs - Affordable Housing Special Revenue Fund (SRF) - Ward 1 (M. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$52,000 + closing costs☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Affordable Housing SRF**PURPOSE/BACKGROUND:**

This parcel is a condo unit located on Laurelhurst Dr./Westmoreland Dr. The present owner of 40 parcels is currently in bankruptcy. Over 90% of the units are vacant & in disrepair, creating a safety & health problem to the area. Because a majority of the units are owned by one owner, it has made it impossible for a credible condo assoc. of all of the owners in the area to organize, thus most of the properties are in disrepair as well & subject to many building code violations. The property will need to be developed as affordable housing, otherwise the AH-SRF will need to be reimbursed.

RECOMMENDATION:

Staff recommends approval of the purchase of this property, and authorization of staff to execute all the additional documents necessary to close escrow and record title.

BACKUP DOCUMENTATION:

Agreement for the Purchase of Real Property

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK abstained (on Items 10, 11, and 12) because his brother Steven Mack owns a property adjacent to this property.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

See related Item 10 for all discussion on this matter.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:22 – 3:26)

1-405

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE OF: NOVEMBER 4, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action to direct staff to proceed with the process of amending the Covenants, Conditions and Restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas totaling approximately 7.0 acres (APN#138-15-710-028, APN#138-15-810-013) - Ward 4 (Brown)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Covenants, Conditions and Restrictions (CCRs) for the Las Vegas Technology Center (LVTC) require that an amendment to the CCRs be signed by the property owners and first lien holders of not less than 70% of the total area (on a square footage basis) in the LVTC, and that said amendment be recorded with the County Recorder before the sale of the open space common areas would be permitted. The sale of the common areas would allow opportunities for additional commercial development and job creation, as well as, a potential funding source for traffic improvements in the LVTC.

RECOMMENDATION:

Provide staff with direction

BACKUP DOCUMENTATION:

1. Agenda Memo

2. Site map

Submitted after the meeting: map by Ms. Coder

COMMITTEE RECOMMENDATION:

COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF NOVEMBER 4, 2002**Business Development**

Item 13 – Discussion and possible action to direct staff to proceed with the process of amending the Covenants, Conditions Restrictions for the Las Vegas Technology Center to permit the sale of the open space common areas totaling approximately 7.0 acres (APN #138-15-710-028 and APN #138-15-810-013)

MINUTES – Continued:

LESA CODER, Director, Business Development, LESA CODER, Director, Business Services, referred to a map, which was submitted for the Final Minutes, and gave a brief history on some of the properties within the Technology Center. She indicated that the City of Las Vegas acquired the Las Vegas Technology Center many years ago. However, some of that property has been transferred out of the City's ownership. Originally, the Park had some open space totaling approximately 33 acres. Since that time, the drainage area has been developed out for drainage and parks and recreation purposes, with trail systems that link to other parks in the community. Some of the board members and property owners would like to see the open space put up for sale in order to use the proceeds toward traffic and landscaping improvements within the Park. The potential value of the total property could bring in about \$3.3 million.

She cautioned that in order to be able to sell the property, a lot of footwork must be done in advance. First of all, the CC&Rs (Covenants, Conditions, and Restrictions) for the Park would have to be amended, and then at least 70% of the property owners would have to give their consent, and 70% of those owners would have to get their lien holders to sign consent forms as well. In the past, this has been very difficult, such as when the City tried to sell one of the smaller parcels to the Poggemeyer Design Group. The potential buyer has been tied in getting the consent forms signed.

LARRY CARROLL, Principal with Poggemeyer Design Group and President of the Las Vegas Technology Center, indicated that the Board recently voted to support the sale of the two parcels, because they are not being utilized and they could open up opportunities for expansion of existing and new businesses in the Park. The funds from the sale could be used for traffic and landscaping improvements within the Tech Center. He noted that Poggemeyer did look at acquiring the land about two years ago and had some difficulty in acquiring a 70% consensus because of the changing ownership. However, in this case, the Board will probably not be pursuing this. The Poggemeyer Group is involved in escrow on another building within the City. This sale would greatly benefit the Tech Center and the City of Las Vegas.

TOM McGOWAN, Las Vegas resident, recommended approval and that all the complexities associated with the sale be addressed as soon as possible.

COUNCILMAN MACK declared the Public Hearing closed.

(3:26 – 3:31)

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: NOVEMBER 4, 2002

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the Final Minutes.

(3:31 – 3:34)

1-725

THE MEETING ADJOURNED AT 3:34 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
November 5, 2002